

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2019.12.02.02**

IN RE: ZC Case 03-2019: Approval of the Final Development Plan for Section 2, of The Landings at Sugarcreek, 8.18 acres

WHEREAS, EDCI II Partnership has submitted an application for the approval of the Final Development Plan for Section 2, of The Landings at Sugarcreek subdivision, EDCI Expansion. The subject parcels have addresses of Upper Bellbrook Road and can further be identified by parcel numbers L32000100120029900, L32000100120030000, L32000100120030100, L32000100120030200, L32000100120023500 and L32000100120029700. Section 2 of the Landings at Sugarcreek Addition is proposed to contain 8.18 acres and a total of 21 building lots;

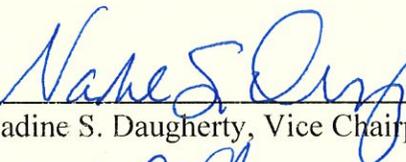
WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on November 5, 2019, deliberated on the application, and has recommended approval of the Final Development Plan for Section 2, of The Landings at Sugarcreek subdivision subject to the following conditions:

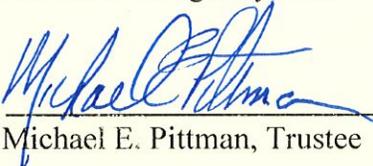
1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and aluminum lap siding shall be prohibited. Vinyl and aluminum is acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements within Section 2 (landscaping) prior to the recording of Section 2.
8. Two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) shall be planted in the front yard (not in a landscaping area directly adjacent to the house) and shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.
10. The applicant will be limited to building on 50% of the lots in Section 2 before open space amenities are installed within Section 2.
11. A connection between lots 30 and 31 to the mulch trail to the east (this trail runs generally north-south through the larger development) shall be required.
12. All grass utilized in the open space areas shall be mowed monthly.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on December 2, 2019, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for Section 2, of The Landings at Sugarcreek subdivision subject to the conditions recommended by the Zoning Commission with the addition to Condition 12 to read "All grass utilized in the open space areas shall be mowed monthly (or as often as necessary to maintain a manicured appearance).

  
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Carolyn L. Destefani, Chairperson

  
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Nadine S. Daugherty, Vice Chairperson

  
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Michael E. Pittman, Trustee

  
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Theodore L. Hodson, Fiscal Officer